



C-1 ZONE WORKSHEET

Required worksheet to be completed by the architect/designer submitting building plans for review

Please complete this worksheet with the building permit application for any of the following types of projects on property located within the Neighborhood Commercial zoning district

- ✓ New Commercial buildings
- ✓ Developments over 21,000 sq ft shall first obtain planning commission approval as per 13.08.040
- ✓ Other buildings for uses as allowed as per Holladay Ordinance 13.100
- ✓ Additions to existing structures including garages, porches and accessory structures.

This document assists building permit applicants in determining whether a proposed new house or addition complies with the City of Holladay Zoning Ordinance. In order to complete this worksheet, you will need;

- 1 The City of Holladay zone designation for the property in question. This may be found using the search feature of the online zone map at www.cityofholladay.com or by calling the Holladay Community Development Department.
- 2 A copy of the applicable zoning ordinance. Copies of the Zoning Ordinance are available on our website at www.cityofholladay.com or at the Community Development department counter.
- 3 The property acreage in square feet. Lot sizes may be found; on recorded the subdivision plat, on the property owner's tax assessment, on file with the Salt Lake County Recorder's office, or the Holladay Community Development Dept.

SECTION 1: APPLICANT INFORMATION

Name of Architect/designer completing this worksheet: _____

Architect/designer phone number: _____

Architect/designer email address: _____

Name of property owner: _____

Property owner phone number: _____

Property email address: _____

SECTION 2: PROPERTY INFORMATION

Project Location and Zoning

Project Address: Zoning of Property:

Lot Area and Dimensions (13.56)

Lot area is area of the lot as shown on an accurate plat of survey. Lot area is used to determine house size. The larger the lot, the larger a house. Lot area and dimensions also determine allowable building height and lot coverage.

What is the area of the property in square feet?

Circle the lot type: *INTERIOR, CORNER or FLAG/LOT ON PRIVATE ROAD*

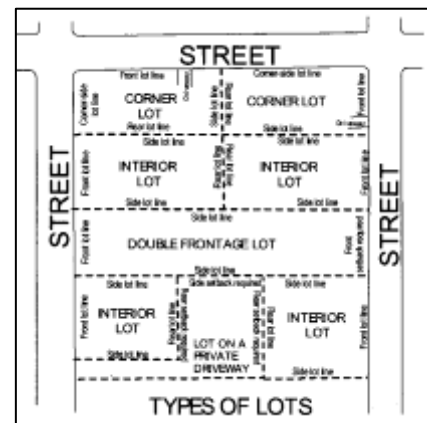
What is the lot frontage measured at the street?

Does the property conform to the minimum lot size and lot frontage of the zoning district in which it is located (circle one): **Y** **N**

If yes, continue to **SECTION 3** below. If no, list the zoning standards that the property does not meet in the space provided and then continue to **SECTION 3**. _____

SECTION 3: BUILDING SETBACKS – HORIZONTAL CONTROLS

Setbacks are minimum distances a house must be set back from the front/street, side and rear property lines. A rear setback is required for the rear yard, and so on. To order to determine required setbacks, the yards of a lot must be identified. Use the figure to the right as a guide. You will also need to identify if your lot is serviced by a **public or private** right of way.



Front Setbacks, (Ord. 13.56.080)
 Front yard setback is a minimum of **20'**

Side Setback, (Ord. 13.56.090)
 Side yard setbacks shall be **0'** - *unless abutting a residential zone then 10'*

Rear Setbacks, (Ord. 13.56.100)
 Rear yard setbacks shall be **0'** - *unless abutting a residential zone then 10'*

Summary of Section 3: Building Yard Setbacks

Once the required setbacks are determined, fill in the proposed setbacks in the space provided. The proposed setbacks must be greater than or equal to the required setbacks. **If this is not the case, you will need to modify your project.**

<u>REQUIRED</u> SETBACKS	
Front	_____
Side:	_____
Rear	_____
Side/Corner:	<u>Minimum 20'</u>

<u>PROPOSED</u> SETBACKS	
Front	_____
Side:	_____
Rear	_____
Side/Corner:	_____

IF APPLICABLE: SUBMIT PLANNING COMMISSION DECISION

SECTION 4: HEIGHT & COVERAGE STANDARDS

The use of overall height and bulk limitations is proportional to your lot's size. The purpose is intended to keep the massing of structures away from property lines, lessening the impact of new homes on abutting lots while allowing architectural interest. As you will be required to measure the height existing grades, you may need assistance from a surveyor or a civil engineer as **you will be required to submit a certified topographic survey, with 2' contours of your lot.**

Overall Building Height (Ord. 13.56.110)

Building height is limited to no more than **two (2) stories, or twenty five feet (25')**.

Firewalls, skylights, clock or bell towers, steeples, flagpoles, chimneys, and wireless telecommunication masts may be erected above the height limit prescribed in this title. However, no space above the height limit shall be allowed for the purpose of providing additional floor space.

Lot Coverage (Ord. 13.46.080)

Impervious surfaces replace and alter the natural landscape. Their construction can initiate a chain of events that modifies water resources, urban air elements, and the overall environment. It is the intent of this regulation to be sensitive to the natural and built environment while also supporting reasonable land use regulations.

No building or group of buildings in a C-1 zone, with their accessory buildings, shall cover **more than fifty percent (50%)** of the area of the lot.

What is the lot's size, measured in square feet?

Enter the maximum allowable coverage (lots size x .5)

Summary of Section 4: Height and Mass Limits

Once the required heights and massing limits are determined, you will need to indicate on the building plans proposed heights and massing. All proposed values must meet the required limits. **If this is not the case, you will need to modify your project**

<u>REQUIRED</u> HEIGHT & MASS LIMITS	
Building Height:	_____
% Total Coverage:	_____

<u>PROPOSED</u> HEIGHT & MASS LIMITS	
Building Height:	_____
% Total Coverage:	_____

SIGNATURE / DATE

Chapter 13.56: C-1 COMMERCIAL ZONE

13.56.010: PURPOSE OF PROVISIONS:

13.56.020: COMMERCIAL DEVELOPMENTS OVER TWENTY ONE THOUSAND SQUARE FEET:

13.56.030: PRIMARY USES:

13.56.040: ACCESSORY USES:

13.56.050: BUSINESSES AND RETAIL SHOPS; CONDITIONS:

13.56.060: LOT AREA:

13.56.070: LOT WIDTH:

13.56.080: FRONT YARD:

13.56.090: SIDE YARD:

13.56.100: REAR YARD:

13.56.110: BUILDING HEIGHT:

13.56.120: COVERAGE RESTRICTIONS:

13.56.130: HOURS OF OPERATION:

13.56.140: LANDSCAPING:

13.56.010: PURPOSE OF PROVISIONS:

The purpose of the C-1 zone is to provide areas in the city for neighborhood commercial development. (Ord. 2012-15, 9-20-2012)

13.56.020: COMMERCIAL DEVELOPMENTS OVER TWENTY ONE THOUSAND SQUARE FEET:

Commercial developments in the C-1 zone over twenty one thousand (21,000) square feet shall follow the conditional use permit procedure pursuant to section [13.08.040](#) of this title. (Ord. 2012-15, 9-20-2012)

13.56.030: PRIMARY USES:

A. Primary Uses Allowed: The permitted and conditional uses allowed in the C-1 zone shall be as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title shall be prohibited.

B. Combined Uses: Any combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the planning commission as required by section [13.08.040](#) of this title. (Ord. 2012-15, 9-20-2012)

13.56.040: ACCESSORY USES:

Permitted and conditional uses set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by [chapter 13.100](#), "Appendix A - Allowed Uses", of this title.

A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title.

B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel except as allowed by section [13.09.020](#) of this title.

C. Specific accessory uses allowed in the C-1 zone are as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title. (Ord. 2012-15, 9-20-2012)

13.56.050: BUSINESSES AND RETAIL SHOPS; CONDITIONS:

The stores, shops or businesses designated above in this chapter shall be retail establishments only, and shall be permitted only under the following conditions:

A. Enclosed Building Required: Such business shall be conducted wholly within an enclosed building, except for the parking and servicing of automobiles, and service to people in automobiles;

B. Retail Sales; Entertainment Prohibited: All products, whether primary or incidental, shall be sold at retail on the premises; no entertainment, except music, shall be permitted in cafes, confectioneries or refreshment stands;

C. Uses Free From Objections: All uses shall be free from objection because of odor, dust, smoke, noise, vibration, or other causes. (Ord. 2012-15, 9-20-2012)

13.56.060: LOT AREA:

In C-1 zones, the minimum lot area for any building or structure shall not be less than ten thousand (10,000) square feet. (Ord. 2012-15, 9-20-2012)

13.56.070: LOT WIDTH:

In C-1 zones, the minimum width of a lot for any building or structure shall be sixty five feet (65') at a distance twenty feet (20') back from the front lot line. (Ord. 2012-15, 9-20-2012)

13.56.080: FRONT YARD:

In C-1 zones, the minimum depth of the front yard for all buildings, structures, walls or fences more than two feet (2') in height shall be twenty feet (20'). (Ord. 2012-15, 9-20-2012)

13.56.090: SIDE YARD:

None; except that wherever a building in the C-1 zone is located upon a lot abutting a residential zone boundary, there shall be provided a side yard of not less than ten feet (10') on the side of the building abutting the zone boundary line, and on corner lots the side yard which faces on a street shall be not less than twenty feet (20'). (Ord. 2015-02, 2-5-2015)

13.56.100: REAR YARD

None; except that wherever a building in the C-1 zone is located upon a lot abutting a residential zone boundary, there shall be provided a rear yard of not less than ten feet (10') on the side of the building abutting the zone boundary line. (Ord. 2015-02, 2-5-2015)

13.56.110: BUILDING HEIGHT:

No building or structure in the C-1 zone shall contain more than two (2) stories, or exceed twenty five feet (25') in height.

In the C-1 zone, firewalls, skylights, clock or bell towers, steeples, flagpoles, chimneys, and wireless telecommunication masts may be erected above the height limit prescribed in this title. However, no space above the height limit shall be allowed for the purpose of providing additional floor space. (Ord. 2012-15, 9-20-2012)

13.56.120: COVERAGE RESTRICTIONS:

In the C-1 zone, no building or structure or group of buildings, with their accessory buildings, shall cover more than fifty percent (50%) of the area of the lot. (Ord. 2012-15, 9-20-2012)

13.56.130: HOURS OF OPERATION:

In the C-1 zone, hours of operation shall be between the hours of six o'clock (6:00) A.M. and ten o'clock (10:00) P.M. (Ord. 2012-15, 9-20-2012)

13.56.140: LANDSCAPING:

All uses in the C-1 zone shall comply with the provisions governing landscaping and buffering in [chapter 13.77](#) of this title. (Ord. 2013-22, 9-5-2013)

